| 035.0 | 0004 | 0015.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 678,100 / 678,100 |
| | | | | | USE VALUE: | 678,100 / 678,100 |
| | | | | | ASSESSED: | 678,100 / 678,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 7 | | NORCROSS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CRONEN MATTHEW & |
| Owner 2: | GILBERT TAMARA J |
| Owner 3: | |
| Street 1: | 7 NORCROSS ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MAC NEILL ANTONIETTA - |
| Owner 2: | - |
| Street 1: | 75 FOSTER STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,940 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5940.000 | 295,300 | | 382,800 | 678,100 |
| Total Card | 0.136 | 295,300 | | 382,800 | 678,100 |
| Total Parcel | 0.136 | 295,300 | | 382,800 | 678,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.08 | /Parcel: 352.0

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 24681 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/01/18 |

!2908!

## PREVIOUS ASSESSMENT

Parcel ID: 035.0-0004-0015.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 295,300 | 0 | 5,940. | 382,800 | 678,100 | 678,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 209,000 | 0 | 5,940. | 347,000 | 556,000 | 556,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 209,000 | 0 | 5,940. | 329,000 | 538,000 | 538,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 209,000 | 0 | 5,940. | 287,100 | 496,100 | 496,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 209,000 | 0 | 5,940. | 245,300 | 454,300 | 454,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 195,300 | 0 | 5,940. | 227,300 | 422,600 | 422,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 195,300 | 0 | 5,940. | 188,400 | 383,700 | 383,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 195,300 | 0 | 5,940. | 179,500 | 374,800 | 374,800 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:14:42 |

## LAST REV

| Date | Time |
|---|---|
| 09/09/19 | 15:13:15 |
| apro | |
| 2908 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 24681 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MAC NEILL ANTO | 59342-324 | | 6/21/2012 | | 370,000 | No | No | | |
| MAC NEILL LAWRE | 53606-115 | | 9/29/2009 | Family | 1 | No | No | | |
| MAC NEILL LAWRE | 53606-113 | | 9/29/2009 | Family | 1 | No | No | | |
| MAC NEILL ANTON | 52956-408 | | 6/9/2009 | Family | 1 | No | No | | |
| MAC NEILL LAWRE | 35890-526 | | 7/15/2002 | Family | 1 | No | No | | |
| | 11093-113 | | 4/18/1966 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/24/2019 | 87 | Inter Fi | 28,400 | C | | | | reno kitch bath an |
| 1/15/2019 | 49 | Inter-De | 3,000 | C | | | | |
| 6/22/2017 | 723 | Redo Bat | 10,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/1/2018 | MEAS&NOTICE | HS | Hanne S |
| 9/21/2012 | MLS | EMK | Ellen K |
| 4/28/2009 | Measured | 163 | PATRIOT |
| 11/3/2000 | Hearing N/C | 201 | PATRIOT |
| 3/27/2000 | Inspected | 264 | PATRIOT |
| 2/25/2000 | Entry Denied | 197 | PATRIOT |
| 8/26/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5940 | | Sq. Ft. | Site | | 0 | 64. | 1.01 | 3 | | | | | | | | | 382,848 | | | | | | 382,800 | |

| Total AC/HA: | 0.13636 | Total SF/SM: | 5940 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 382,848 | Spl Credit | | Total: | 382,800 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00999999 |
| Adj $ / SQ: | 143.168 |
| Other Features: | 97676 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 362786 |
| Depreciation: | 67478 |
| Depreciated Total: | 295308 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

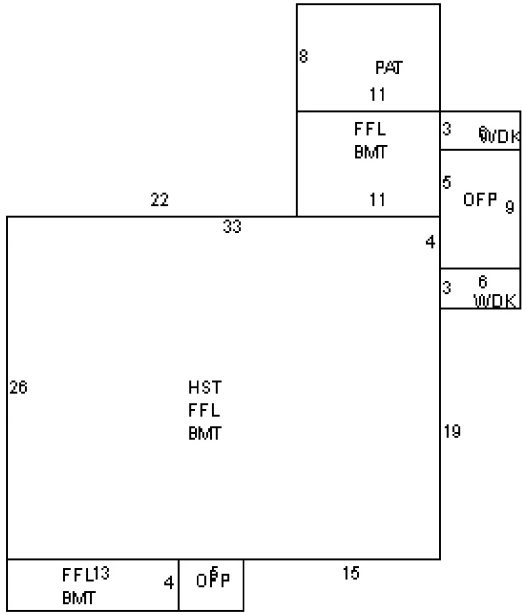
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 143.17 |
| Special Features: | 0 | Val/Su Net: | 112.58 |
| Final Total: | 295300 | Val/Su SzAd | 206.94 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 998 | 56.910 | 56,795 |
| FFL | First Floor | 998 | 143.170 | 142,881 |
| HST | Half Story | 429 | 143.170 | 61,419 |
| PAT | Patio | 88 | 6.060 | 533 |
| OFP | Open Porch | 74 | 39.190 | 2,900 |
| WDK | Deck | 36 | 16.160 | 582 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,623 | | | Total: | 265,110 |
| Size Ad | 1427 | Gross Are | 3052 | FinArea | 1926 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 035.0-0004-0015.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 2016 | 0.00 | T | 2.4 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|